



PUBLIC HEARING AGENDA

AGENDA BOARD OF ADJUSTMENT W E D N E S D A Y JULY 27, 2005 (7:00 PM) (COUNCIL CHAMBERS – 31 EAST FIFTH STREET)

The City of Tempe endeavors to make all public hearings accessible to persons with disabilities. With 48 hours advance notice, special assistance is available at public hearings for sight and/or hearing-impaired persons. Please call 350-8331 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public hearing.

- **Monthly Board Dinner, 6:00 – 6:30 PM.** Located at the Development Services Department Conference Room (southeast corner of the garden level), 31 East Fifth Street.
- **Pre-Session – begins at 6:30 PM** – Development Services Conference Room. The Board of Adjustment reserves this time to discuss informally any item(s) appearing on the Regular Hearing Agenda, including questions/answers. Only procedural decisions will be made in the Pre-Session.
 - Review of proposed Consent Agenda on the current agenda.
 - Review of discussion and continued items on the current agenda for Board clarification.
 - ~~City Attorney~~ discussion on procedures of abatement cases.

AGENDA

Consideration of Hearing Minutes: (June 22, 2005)

1. **BA050039** Appeal of the May 3, 2005 Hearing Officer's decision to deny the request by **COLLEGE PARK PLAZA LLC** for a variance to reduce the south side yard setback from 30 feet to 3 feet for a building expansion at 5120 South Rural Road in the PCC-1, Planned Commercial Center Neighborhood District.
(CONTINUED FROM JUNE 22, 2005 BOARD OF ADJUSTMENT)
(ADMINISTRATIVELY WITHDRAWN)
2. **BA050063** Appeal of the June 21, 2005 Hearing Officer's decision to deny the request by the **WATSON RESIDENCE** for the following located at 1118 East Magdalena Drive in the R1-6, Single Family Residential District:
 - a. Variance to reduce the street side yard setback from 20 feet to 0 feet for a corner lot adjacent to a key lot.
 - b. Variance to reduce the rear yard setback from 15 feet to 0 feet.
 - c. Variance to eliminate the required 20 foot on-site driveway.**(CONTINUED TO AUGUST 24, 2005 BOARD OF ADJUSTMENT)**

3. **BA050082** Appeal of the June 21, 2005 Hearing Officer's decision to approve the request by **BROADMOR PLACE – NEWINFORMATION PRESENTATIONS** for a use permit to allow two additional employees for a total of four (4) non-family member employees for a live/work office in the R/O, Residential Office District located at 2248 South Forest Avenue in the R/O, Residential Office District.
(CONTINUED TO AUGUST 24, 2005 BOARD OF ADJUSTMENT)
4. **BA050104** Appeal of the Zoning Administrator's opinion by the **STEVENS RESIDENCE** located at 1012 West Tulane Drive in the R1-6, Single Family Residential District, that a gunsmith business within a residential zoning district exceeds the scope and intent of 'home occupation' permitted per the Zoning and Development Code, Chapter 4, Section 3-412.

Advertised Agenda, 7/08/05, 11:00 AM

Modified to indicate administrative withdrawal of BA050039 – College Park LLC.

Modified to indicate continued cases: BA050063 – Watson Residence & BA050082

NewInformation – both continued to August 24, 2005 BOA – 7/26/05, 8:12 AM